

BILL NO. 2217

ORDINANCE NO. 2035

AN ORDINANCE ADOPTING AN ADDENDUM TO CHAPTER THREE OF THE 2003
INTERNATIONAL PROPERTY MAINTENANCE CODE

Whereas, the City of Valley Park has previously adopted the 2003 International Property Maintenance Code published by the International Code Council for setting standards for property maintenance within the city limits;

Whereas, the Board of Aldermen of the City of Valley Park, Missouri, desires to adopt an addendum that clarifies, and amends Chapter Three of the 2003 International Property Maintenance Code as published by the International Code Council; and

Whereas, the Board of Aldermen of the City of Valley Park, Missouri, desires to give authority to the Code Enforcement Officer to enforce these clarified and amended standards for property maintenance which are in the best interests of the citizens of Valley Park, Missouri;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF
THE CITY OF VALLEY PARK, MISSOURI AS FOLLOWS:

Section One

The addendum to the International Property Maintenance Code will be adopted as follows:

Chapter 3. General Requirements

Section 302 Exterior Property Areas

302.2 Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. All open un-forested premises shall be maintained with acceptable vegetation free of noxious weeds and other non-cultivated growth at or below the required 8 inches of height in order to control erosion as required per Section 215.020 of the Valley Park Municipal Code.

Exception: Approved retention areas and reservoirs.

302.2.1 Discharge of drainage. All premises shall be maintained to prevent discharge of drainage in a manner which creates and causes a nuisance on adjacent properties or a public right of way. All discharge of drainage shall be absorbed onto the property of origin and located no less than fifteen (15) feet from property lines or public streets and walkways.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. The occupants and/or owner of all premises shall maintain the exterior property in a way that does not increase the area of any driveway or parking area with materials other than pavement surface materials as required in Section 405.240 of the Valley Park Municipal Code, which

includes concrete, asphalt or approved permeable surfaces. Existing driveways and parking areas made of gravel or any other aggregates shall not be extended in any direction and shall be maintained free of vegetation.

302.7.1 Temporary canopies. All exterior properties shall be free of temporary canopy structures for the housing of motor vehicles, trailers, boats, recreational vehicles, firewood or any other storage purpose. All membrane and temporary structures shall comply with the current version of the International Building Code, Chapter 31 "Special Construction" and the International Fire Code, Chapter 24 "Tents, Canopies and Other Membrane Structures."

Exception: Temporary membrane canopies designed for seasonal, recreational use only, with rigid metal frames which are properly secured to prevent destruction in event of wind, are under 144 square feet in size, and are properly maintained with coverings appropriately stored in the off season.

302.8 Motor vehicles. The occupants and/or owner of premises shall keep the exterior property free of motor vehicles without a current and legally issued license plate. All abandoned vehicles or vehicles incapable of being moved under their own power shall be removed from the exterior property within seven (7) days of it being parked at the property. All abandoned vehicles or vehicles incapable of being moved under their own power shall be removed from unpaved surfaces in front of the front building line of a property within twenty-four (24) hours.

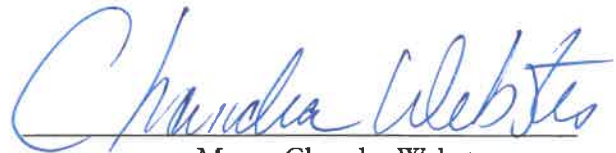
Exception: A vehicle of any type is permitted to remain inside a structure or similarly enclosed area designed and approved if the vehicle is undergoing maintenance work.

302.10 Exterior storage of firewood. All exterior property shall store firewood in a proper manner, including on racks located aboveground at least five (5) feet or more from structures. Firewood shall be stored behind the front property building line and shall not be in excess of 3 full cords (4' deep, 4' high, and 8' wide each) or 5 face cords (16"-18" deep, 8' wide and 4' high each). Residential properties shall not be used for the production of firewood in mass quantities.

Section Two

This Ordinance shall become effective from and after its passage and approval by the Mayor.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN THIS 15 DAY OF
July, 2019.


Mayor Chandra Webster

To approve Bill #2217

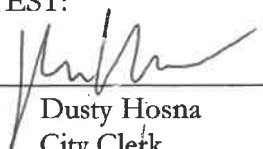
Motioned: Ald. Halker
Seconded: Ald. Walker

	<u>Aye</u>	<u>Nay</u>
Reynolds	_____	_____
Halker	<u>X</u>	_____
Walker	<u>X</u>	_____
White	<u>X</u>	_____

	<u>Aye</u>	<u>Nay</u>
Rauls	<u>X</u>	_____
Rose	<u>X</u>	_____
Young	_____	_____
Bowen	<u>X</u>	_____

Absent: Ald Reynolds, Ald Young

ATTEST:



Dusty Hosna
City Clerk